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SURVEY OF HOME RENTAL AND OWNERSHIP – (PRELIMINARY) NOVEMBER 1978

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MAIN FEATURES

- In November 1978 there was an estimated 4,532,500 households living in private dwellings in Australia. 3,325,000 households owned or were purchasing their accommodation. Of the remaining 1,207,500 households, 1,093,100 were paying rent and 114,400 occupied their accommodation rent-free or on some other basis.
- Of the 1,093,100 households paying rent, 197,800 paid the rent to a government authority, 68,000 paid the rent to the employer of the household head and 827,300 paid it to other recipients.
- Of the 827,300 households paying rent to other recipients 344,000 paid the rent to a real estate agent.

EXPLANATORY NOTES

Introduction

In November 1978 a (supplementary) survey, based on the monthly population survey, was conducted throughout Australia in order to obtain information about rented accommodation. Information was obtained in respect of type of dwelling, rent paid, number of bedrooms, etc. This publication contains summary information on the more important results from the survey. More detailed estimates will be published in a bulletin to be released at a later date.

2. As the survey was concerned with rent paid and other household details, only one person in each household surveyed was asked the survey questions. Wherever possible, this person was the household head. In most cases, information on household and personal demographic characteristics was obtained directly from the head of the household. If the household head was not available for interview, information in respect of the head was obtained from another responsible adult in the household.

3. If the household head was outside the scope or the coverage of the survey (see paragraph 6), information was obtained in respect of another responsible adult in the household.

4. For the purposes of this survey these persons have been treated as household heads and are included in that category in relevant tables in this publication. The number of such cases was, however, very small.

The monthly population survey

5. The survey is based on a multi-stage area sample of private dwellings (about 30,000 houses, flats, etc.) and non-private dwellings (hotels, motels, etc.) and covers about two-thirds of one per cent of the population of Australia. (Questions relating to non-privately occupied dwellings were *excluded* from the supplementary survey of rented accommodation.) Information is obtained from the occupants of selected dwellings by carefully chosen and specially trained interviewers, the interviews generally being conducted during the two weeks beginning on the Monday between the 6th and the 12th of each month.

Scope of the estimates

6. The estimates relate to all privately occupied dwellings, except those occupied entirely by:

- (a) members of the permanent defence forces
- (b) certain diplomatic personnel of overseas governments
- (c) non-Australians on tour, or holidaying, in Australia
- (d) members of non-Australian defence forces (and their dependants) stationed in Australia, or
- (e) visitors to the dwelling.

Definitions

7. For purposes of this supplementary survey, households belong to one of three occupancy categories: (i) those which own their accommodation or are purchasing it by means of mortgage or some other form of finance, (ii) those which are renting their accommodation, or (iii) those which occupy their accommodation rent-free, or on some other basis.

8. *Government landlords* comprise any State Housing Department, Trust or Commission, the Department of the Capital Territory or the Northern Territory Housing Commission.

9. *Semi-detached houses* include terraced houses, villa units and town houses. A *low rise flat or unit* is a flat or unit contained in a structure having less than four storeys of dwelling units and a *high rise flat or unit* is one within a structure having four or more storeys of dwelling units.

Reliability of the estimates

10. Since the estimates in this publication are based on information obtained from occupants of a sample of dwellings, they may differ from the figures that would have been produced if the information had been obtained from occupants of all dwellings. An indication of the likely differences is given in the Technical Note, page 7. See also paragraph 6 of the Technical Note regarding non-sampling errors.

Comparability with data from other sources

11. Care should be taken in comparing data from this survey with that obtained from other sources. For example, because the methodology of the survey was oriented towards obtaining detailed information

regarding home rental, the figures shown for home ownership may not be strictly comparable with similar data derived from the Population Census and Household Expenditure Survey estimates. Also, under the self-enumeration methodology used in the Population Census, substantial numbers of households are classified to the "other" and "not stated" categories.

Related publications

12. All publications produced by the ABS are listed in *Catalogue of Publications* (1101.0) which is available free of charge from any ABS office.

Symbols and other usages

- * Subject to sampling variability too high for most practical uses. See paragraph 10 above.
- .. Not applicable

Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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TABLE 1. HOUSEHOLDS : NATURE OF OCCUPANCY AND MARITAL STATUS OF HOUSEHOLD HEAD (a)
(000)

Marital status and age of household head (a)	Renter			Total	Other (b)	Total
	Owner	Government landlord (c)	Other landlords			
Married head aged –						
15-24 years	52.9	7.4	81.3	88.7	6.3	148.0
25-29 years	237.2	15.1	106.2	121.3	10.1	368.6
30-34 years	334.3	14.0	78.8	92.8	11.1	438.2
35-64 years	1,633.2	65.9	173.4	239.3	30.2	1,902.8
65 years and over	342.8	14.4	18.9	33.3	6.5	382.6
Total	2,600.5	116.9	458.6	575.4	64.2	3,240.1
Not married head aged –						
15-24 years	15.5	5.8	142.6	148.5	7.5	171.4
25-29 years	33.5	5.7	77.9	83.6	*	121.3
30-34 years	38.4	6.5	46.0	52.5	*	93.3
35-64 years	333.6	37.0	125.4	162.5	17.0	513.1
65 years and over	303.5	25.8	44.8	70.6	19.1	393.2
Total	724.5	80.9	436.7	517.6	50.2	1,292.3
All private households with head of household aged –						
15-24 years	68.4	13.2	224.0	237.2	13.8	319.4
25-29 years	270.7	20.8	184.1	204.9	14.2	489.8
30-34 years	372.7	20.5	124.8	145.3	13.5	531.5
35-64 years	1,966.9	103.0	298.8	401.8	47.2	2,415.9
65 years and over	646.3	40.2	63.7	103.9	25.6	775.9
Total	3,325.0	197.8	895.3	1,093.1	114.4	4,532.5

(a) See paragraphs 2, 3 and 4 of the Explanatory Notes. (b) Includes households occupying their accommodation rent-free. (c) See paragraph 8 of the Explanatory Notes.

TABLE 2. HOUSEHOLDS : NATURE OF OCCUPANCY AND COUNTRY OF BIRTH OF HOUSEHOLD HEAD (a)
(000)

Nature of occupancy	Country of birth of household head (a)									Total born overseas	Total
	Main English speaking countries				Other countries						
	Australia	U.K. Ireland	Other (b)	Total	Italy	Greece	Yugoslavia	Other	Total		
Owners											
N.S.W.	876.6	108.7	16.1	124.8	18.6	15.8	8.3	143.1	185.8	310.6	1,187.2
Vic.	618.9	90.4	5.2	95.6	31.1	23.3	14.1	131.7	200.2	295.9	914.8
Qld	408.6	43.9	5.6	49.5	*	*	*	36.4	44.0	93.5	502.1
S.A.	203.0	43.6	*	45.7	7.5	3.9	3.8	37.9	53.1	98.8	301.8
W.A.	162.2	52.6	5.5	58.0	*	4.3	4.2	37.8	48.5	106.5	268.7
Tas.	82.8	8.2	*	8.8	*	*	*	3.5	4.8	13.6	96.4
N.T.	5.3	*	*	*	*	*	*	*	*	2.1	7.5
A.C.T.	30.2	6.6	*	8.2	*	*	*	5.9	8.1	16.2	46.4
Aust.	2,387.6	354.6	36.8	391.5	63.2	50.7	34.9	397.2	545.9	937.4	3,325.0
Non-owners (c)											
N.S.W.	306.0	49.6	11.7	61.4	*	4.9	*	46.2	57.4	118.8	424.8
Vic.	193.3	32.8	7.0	39.7	4.5	*	*	31.7	41.9	81.6	274.9
Qld	150.6	17.4	5.6	23.0	*	*	*	10.2	11.8	34.8	185.4
S.A.	89.1	23.1	*	24.4	*	*	*	6.8	10.5	34.8	123.9
W.A.	76.7	27.7	5.0	32.7	*	*	*	10.8	13.2	45.9	122.6
Tas.	30.2	2.6	*	3.1	*	*	*	*	*	4.4	34.6
N.T.	15.5	*	2.1	3.8	*	*	*	2.4	2.9	6.8	22.3
A.C.T.	12.6	2.2	*	3.0	*	*	*	2.4	3.3	6.3	18.9
Aust.	874.1	157.2	33.9	191.1	10.2	10.9	9.6	111.7	142.3	333.4	1,207.5
Total											
N.S.W.	1,182.6	158.4	27.8	186.2	22.1	20.7	11.2	189.3	243.2	429.4	1,612.0
Vic.	812.2	123.2	12.2	135.4	35.6	27.0	16.1	163.4	242.1	377.5	1,189.7
Qld	559.2	61.3	11.3	72.5	*	*	3.5	46.7	55.8	128.3	687.6
S.A.	292.1	66.8	3.3	70.1	8.2	4.7	6.0	44.7	63.5	133.6	425.7
W.A.	238.9	80.3	10.4	90.7	2.5	5.2	5.4	48.6	61.7	152.4	391.3
Tas.	112.9	10.8	*	11.9	*	*	*	4.6	6.1	18.1	131.0
N.T.	20.9	2.4	2.2	4.6	*	*	*	3.3	4.3	8.9	29.8
A.C.T.	42.8	8.8	2.3	11.1	*	*	*	8.4	11.4	22.5	65.3
Aust.	3,261.7	511.8	70.7	582.5	73.4	61.5	44.5	508.9	688.2	1,270.7	4,532.5

(a) See paragraphs 2, 3 and 4 of the Explanatory Notes. (b) Comprises U.S.A., Canada, New Zealand and South Africa. (c) Includes households occupying their accommodation rent-free.

TABLE 3. HOUSEHOLDS PAYING RENT : TYPE OF DWELLING, WEEKLY RENT
AND TYPE OF LANDLORD
(000)

Type of dwelling and weekly rent	Type of landlord								
	State capital city			Other areas			Total		
	Government (a)	Employer (b)	Other	Government (a)	Employer (b)	Other	Government (a)	Employer (b)	Other
Separate house									
\$ 0-19	11.0	*	16.6	14.5	35.5	33.8	25.5	39.9	50.5
\$20-29	13.6	*	34.2	19.0	10.9	39.5	32.7	12.5	73.7
\$30-39	21.6	*	36.7	24.7	*	36.6	46.4	4.5	73.3
\$40-49	*	*	47.2	*	*	24.7	7.0	*	71.9
\$50-59	*	*	39.8	*	*	13.6	*	*	53.4
\$60-69	*	*	22.4	*	*	7.6	*	*	30.0
\$70 and over	*	*	18.3	*	*	6.0	*	*	24.3
Total	49.4	7.4	215.4	63.4	52.6	161.9	112.9	59.9	377.2
Low rise flat/unit									
\$ 0-19	9.1	*	5.5	*	*	*	12.4	*	6.6
\$20-29	*	*	26.8	*	*	5.9	*	*	32.8
\$30-39	*	*	55.7	*	*	11.1	4.7	*	66.7
\$40-49	*	*	55.1	*	*	10.8	*	*	65.9
\$50-59	*	*	31.2	*	*	*	*	*	34.8
\$60-69	*	*	12.0	*	*	*	*	*	14.0
\$70 and over	*	*	10.0	*	*	*	*	*	11.8
Total	15.9	*	196.4	6.4	*	36.2	22.3	*	232.5
High rise flat/unit									
\$ 0-19	7.3	*	*	*	*	*	7.8	*	*
\$20-29	*	*	*	*	*	*	*	*	*
\$30-39	*	*	*	*	*	*	*	*	*
\$40-49	*	*	*	*	*	*	*	*	*
\$50-59	*	*	*	*	*	*	*	*	*
\$60-69	*	*	*	*	*	*	*	*	*
\$70 and over	*	*	*	*	*	*	*	*	*
Total	9.5	*	15.8	*	*	*	*	*	16.2
Semi-detached house									
\$ 0-19	23.3	*	11.7	7.8	*	6.0	31.1	*	17.7
\$20-29	9.0	*	13.6	6.0	*	9.9	15.1	*	23.5
\$30-39	*	*	35.4	*	*	19.8	*	*	55.2
\$40-49	*	*	31.9	*	*	9.7	*	*	41.6
\$50-59	*	*	17.5	*	*	6.9	*	*	24.4
\$60-69	*	*	7.9	*	*	*	*	*	9.1
\$70 and over	*	*	8.7	*	*	*	*	*	9.6
Total	37.4	*	126.6	14.5	*	54.4	51.9	*	181.1
Total (c)									
\$ 0-19	50.7	5.0	35.3	26.3	39.2	42.2	77.0	44.3	77.5
\$20-29	25.1	*	78.0	27.0	12.9	55.9	52.1	14.9	134.0
\$30-39	30.0	*	133.6	26.5	4.6	69.3	56.4	5.3	202.9
\$40-49	5.3	*	138.8	4.7	*	46.0	10.0	*	184.9
\$50-59	*	*	92.6	*	*	24.9	*	*	117.5
\$60-69	*	*	45.4	*	*	11.2	*	*	56.6
\$70 and over	*	*	44.2	*	*	9.8	*	*	54.0
Total	112.2	8.8	568.0	85.5	59.1	259.3	197.8	68.0	827.3

(a) See paragraph 8 of the Explanatory Notes. (b) Comprises households with head paying rent to the employer of the household head. See paragraphs 2, 3 and 4 of the Explanatory Notes. (c) Includes 22,500 households renting mobile dwellings or dwellings attached to non-dwellings.

TABLE 4. HOUSEHOLDS (a) PAYING RENT TO NON-GOVERNMENT LANDLORDS : TYPE OF DWELLING AND WEEKLY RENT ('000)

Type of dwelling and weekly rent	State capital city							Other areas	Total
	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Total		
Rent paid to real estate agents									
Separate house									
\$ 0-39	6.0	5.5	*	*	2.6	*	16.1	16.4	32.5
\$40-49	5.3	5.6	*	*	2.5	*	16.8	8.3	25.1
\$50-59	4.7	7.6	*	*	2.7	*	18.5	6.4	24.9
\$60-69	6.0	4.5	*	*	*	*	13.1	*	15.9
\$70 and over	6.4	*	*	*	*	*	8.6	*	10.2
Total	28.3	24.1	7.0	3.7	9.0	*	73.1	35.6	108.7
Flat/unit									
\$ 0-29	*	9.9	*	*	2.5	*	17.7	*	20.1
\$30-39	9.4	23.6	*	*	6.2	*	42.7	5.5	48.1
\$40-49	22.2	14.7	*	*	*	*	40.6	4.2	44.8
\$50-59	21.2	*	*	*	*	*	24.5	*	26.4
\$60-69	5.8	*	*	*	*	*	7.5	*	8.3
\$70 and over	7.5	*	*	*	*	*	8.6	*	10.0
Total	70.6	52.6	*	4.2	10.8	*	141.5	16.3	157.7
Other dwellings (b)									
\$ 0-39	*	10.1	*	*	*	*	20.1	11.5	31.5
\$40-59	6.4	14.5	*	*	2.6	*	26.8	7.2	34.0
\$60 and over	4.9	4.7	*	*	*	*	10.6	*	12.1
Total	15.2	29.4	3.8	2.8	5.3	*	57.5	20.2	77.7
Total dwellings									
\$ 0-29	9.6	14.1	*	*	4.3	*	30.6	14.6	45.1
\$30-39	14.1	34.9	*	4.3	9.2	*	65.9	21.1	87.1
\$40-49	30.0	30.2	4.4	2.8	6.7	*	74.6	17.0	91.6
\$50-59	29.8	14.4	*	*	3.1	*	52.6	11.1	63.6
\$60-69	13.5	8.0	*	*	*	*	24.9	4.7	29.6
\$70 and over	17.2	4.5	*	*	*	*	23.5	*	27.0
Total	114.1	106.1	13.6	10.7	25.1	2.6	272.1	72.0	344.0
Rent paid to other recipients (c)									
Separate house									
\$ 0-29	14.4	12.6	7.5	5.0	3.8	*	44.1	65.7	109.9
\$30-39	8.8	4.8	5.2	3.8	3.9	*	27.2	27.8	55.1
\$40-49	8.3	6.5	5.5	4.0	5.4	*	30.4	16.4	46.9
\$50 and over	15.1	9.6	7.7	4.0	3.1	*	40.4	16.3	56.7
Total	46.7	33.5	25.9	16.8	16.2	3.2	142.2	126.3	268.5
Flat/unit									
\$ 0-39	12.5	7.0	4.8	4.5	2.7	*	32.1	10.2	42.3
\$40-49	9.6	*	*	*	*	*	17.9	6.7	24.6
\$50 and over	17.0	*	*	*	*	*	20.8	*	24.2
Total	39.1	10.7	10.0	5.7	3.7	1.6	70.7	20.3	91.0
Other dwellings (b)									
\$ 0-29	6.2	*	5.2	5.6	*	*	22.5	13.2	35.8
\$30-49	5.7	9.4	8.7	10.0	5.7	*	40.3	20.6	61.0
\$50 and over	6.8	9.4	*	*	*	*	20.1	6.9	27.0
Total	18.8	21.4	15.1	16.7	9.2	1.8	83.0	40.7	123.7
Total dwellings									
\$ 0-19	12.5	6.1	3.6	5.5	2.8	*	30.8	39.5	70.3
\$20-29	16.2	13.5	10.7	6.3	4.2	*	52.0	44.0	96.0
\$30-39	16.9	12.4	13.8	14.6	8.6	*	67.6	48.2	115.8
\$40-49	20.0	14.0	11.1	7.8	9.1	2.1	64.2	29.1	93.3
\$50-59	15.2	9.7	8.2	3.6	2.5	*	40.1	13.8	53.9
\$60-69	10.1	6.1	*	*	*	*	20.4	6.5	27.0
\$70 and over	13.7	*	*	*	*	*	20.8	6.3	27.0
Total	104.6	65.6	50.9	39.2	29.0	6.6	295.9	187.4	483.3

TABLE 4. HOUSEHOLDS (a) PAYING RENT TO NON-GOVERNMENT LANDLORDS : TYPE OF DWELLING
AND WEEKLY RENT – *continued*
(^{'000})

Type of dwelling and weekly rent	State capital city							Other areas	Total
	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Total		
Rent paid to real estate agents and other recipients									
Separate house									
\$ 0-19	6.6	4.6	*	*	*	*	16.6	33.8	50.5
\$20-29	10.7	9.7	6.2	3.7	3.5	*	34.2	39.5	73.7
\$30-39	11.8	8.6	5.6	4.5	5.4	*	36.7	36.6	73.3
\$40-49	13.6	12.1	7.4	5.2	7.9	*	47.2	24.7	72.0
\$50-59	11.3	12.5	7.1	4.1	4.1	*	39.8	13.6	53.4
\$60-79	13.0	8.3	3.9	*	*	*	28.4	9.5	37.9
\$80 and over	7.9	*	*	*	*	*	12.3	*	16.4
Total	75.0	57.6	32.8	20.5	25.1	4.2	215.3	161.9	377.2
Flat/unit									
\$ 0-29	12.5	14.3	*	*	3.3	*	33.8	7.0	40.7
\$30-39	13.9	26.1	4.0	6.0	8.1	*	58.6	11.1	69.7
\$40-49	31.8	17.9	*	*	2.7	*	58.5	11.0	69.4
\$50-59	27.3	*	*	*	*	*	33.5	*	37.3
\$60-69	11.2	*	*	*	*	*	13.5	*	15.5
\$70 and over	13.1	*	*	*	*	*	14.3	*	16.1
Total	109.7	63.3	12.8	9.9	14.4	2.1	212.2	36.6	248.8
Other dwellings (b)									
\$ 0-29	8.4	5.1	5.7	6.0	3.0	*	28.7	17.8	46.6
\$30-39	5.3	12.6	7.0	8.4	4.2	*	38.3	21.6	59.9
\$40-49	4.6	14.2	4.8	3.7	5.1	*	33.1	10.4	43.5
\$50-69	9.4	14.0	*	*	*	*	28.7	9.1	37.8
\$70 and over	6.2	4.8	*	*	*	*	11.6	*	13.6
Total	34.0	50.8	18.9	19.5	14.5	2.8	140.5	60.9	201.4
Total dwellings									
\$ 0-19	15.4	6.7	3.7	5.7	3.2	*	35.3	42.2	77.5
\$20-29	22.8	27.0	11.6	7.3	8.1	*	78.0	55.9	134.0
\$30-39	31.0	47.4	16.6	18.9	17.8	1.8	133.6	69.3	202.9
\$40-49	50.0	44.3	15.5	10.6	15.8	2.7	138.8	46.0	184.9
\$50-59	45.0	24.0	10.7	5.6	5.6	1.6	92.6	24.9	117.5
\$60-69	23.6	14.1	4.0	*	*	*	45.4	11.2	56.6
\$70 and over	30.8	8.2	*	*	*	*	44.2	9.8	54.0
Total	218.7	171.7	64.5	49.9	54.1	9.2	568.0	259.3	827.3

(a) Excludes 68,000 households paying rent to the employer of the household head. See paragraphs 2, 3 and 4 of the Explanatory Notes.
(b) Comprises semi-detached houses, mobile and improvised dwellings and dwellings attached to non-dwellings. (c) Includes private landlords.

The estimates are derived from the population survey by use of a complex ratio estimation procedure, which ensures that the survey estimates conform to an independently estimated distribution of the population by age and sex, rather than to the age and sex distribution within the sample itself.

2. Since the estimates in this publication are based on information obtained from occupants of a sample of dwellings they are subject to sampling variability; that is, they may differ from the figures that would have been produced if all dwellings had been included in the survey. One measure of the likely difference is given by the *standard error*, which indicates the extent to which an estimate might have varied by chance because only a sample of dwellings was included. There are about two chances in three that a sample estimate will differ by less than one standard error from the figure that would have been obtained if all dwellings had been included, and about nineteen chances in twenty that the difference will be less than two standard errors.

If an estimate for Australia obtained from the sample is 100,000 then the standard error is 3,900 and there are about two chances in three that the true

figure is within the range 96,100 to 103,900 and about nineteen chances in twenty that this figure is between 92,200 and 107,800.

4. The reliability of an estimated percentage, computed by using sample data for both numerator and denominator, depends upon both the size of the numerator and the size of the denominator. However, the per cent standard error of the estimated percentage will generally be lower than the per cent standard error of the estimate of the numerator. The per cent standard errors of the numerator can be obtained from the table below.

5. As the standard errors in the table below show *the smaller the estimate the higher is the relative standard error*. Very small estimates are thus subject to such high standard errors (relative to the size of the estimate) as to detract seriously from their value for most reasonable uses. In the tables in this publication, estimates less than the lowest levels shown in the table below have not been included. Although figures for these small components can in some cases be derived by subtraction, they should not be regarded as reliable.

6. The imprecision due to sampling variability, which is measured by the standard error, should not be confused with inaccuracies that may occur because of imperfections in reporting by interviewers and respondents. Inaccuracies of this kind are referred to as the *non-sampling error*, and they may occur in any enumeration, whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by careful design of questionnaires, intensive training and supervision of interviewers and efficient operating procedures.

STANDARD ERRORS OF ESTIMATES

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